

Message Text

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43

ACTION FBOE-00

INFO OCT-01 EUR-12 ISO-00 A-01 SY-05 (ISO) W

----- 046829

P 151515Z MAY 75

FM AMEMBASSY PRAGUE

TO SECSTATE WASHDC PRIORITY 8111

UNCLAS PRAGUE 1152

FOR FBO (STANGE)

REF: STATE 110381

1. COST OF FACADE RENOVATION IS SAME AS ESTIMATED IN LAST TWO BUDGETS SUBMITTED TO FBO. AS RUSSILLO AWARE FROM BRATISLAVA NEGOTIATIONS, UNIT COSTS ARE FIXED. THE ONLY POSSIBILITY OF REDUCING COSTS LAY IN ELIMINATING WORK NOT NEEDED, WHICH WE HAVE ALREADY DONE AS DESCRIBED BELOW.

2. AS BALLARD INFORMED DURING LAST VISIT, ROOF HAS BEEN CONFIRMED AS STRUCTURALLY SOUND BY CONTRACTOR, BUT NEEDS PERIODIC REPLACEMENT OF TILES - ESTIMATED AT UP TO 10 PERCENT PER YEAR. RENOVATION COST INCLUDES CONSIDERABLE ROOF WORK, E.G., REPAIR OF CORNICES AND INSTALLATION OF COPPER FLASHING/NEW TILING AS NEEDED ALONG THE OUTER (ONE METER) EDGE OF ROOF. THIS WORK, IN ADDITION TO THE INSTALLATION OF NEW COPPER GUTTERS AND DOWNSPOUTS (ALSO INCLUDED IN COST) WILL ENSURE AGAINST WATER DAMAGE TO NEW FACADE.

3. COST ALSO INCLUDES COMPLETE WINDOW REHABILITATION (GLAZING, ENAMELLING, FITTING, AND INSTALLATION). EMBASSY CARPENTER HAS COMPLETED NEW WINDOW FRAMES - NOW READY FOR CONTRACTOR.

4. COST BREAKDOWN FOLLOWS (CONTRACTOR'S DETAILED BIDS WILL BE AIRPOUCHED):

A. MASONRY (INCL. SCAFFOLDING): US \$73,773

B. HEAVY CARPENTRY: 751

C. GUTTERS, DOWNSPOUTS

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(MATERIALS AND INSTALL.): 13,150

D. ROOF REPAIR:	2,196	
E. ENAMELLING (WINDOWS & FRAMES):		6,545
F. WALL PAINTING:	428	
G. FLAZING:	2,772	

SUB-TOTAL: \$99,615

SPRAVA SLUZEB (OFFICE OF DIPL.
SERVICES) OVERHEAD FEE (10 PCT): 9,961

TOTAL: \$109,576

THE 10 PERCENT OVERHEAD FEE IS NON-NEGOTIABLE. GSO WAS ABLE TO REDUCE OVER-ALL COST BY US\$26,500--BY INSISTING THAT GUTTERING/DOWN SPOUT WORK BE CONFINED TO BUILDING'S FRONT. ABOVE FIGURE INCLUDES THIS REDUCTION. PER SUGGESTION IN STATE 102040, 5/16/74, GSO WILL COMPARE UNIT COSTS OF "TERRANOVA-REDIS", AND RE-NU-IT. HOWEVER, AS THE TOTAL COST OF PROJECT PAINT IS APPROXIMATELY US\$1,000.00, ANY SAVINGS WILL BE QUITE SMALL.

5. EMBASSY REITERATES STRONG RECOMMENDATION FOR NECESSARY AUTHORIZATION AND FUNDS (PRAGUE 1056). EMBASSY FRONT IS IN REAL NEED OF RENOVATION, AND IS NOW SOMETHING OF AN EYESORE IN ITS HISTORIC NEIGHBORHOOD. PERRY

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Message Attributes

Automatic Decaptioning: X
Capture Date: 01 JAN 1994
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: n/a
Control Number: n/a
Copy: SINGLE
Draft Date: 15 MAY 1975
Decaption Date: 01 JAN 1960
Decaption Note:
Disposition Action: n/a
Disposition Approved on Date:
Disposition Authority: n/a
Disposition Case Number: n/a
Disposition Comment:
Disposition Date: 01 JAN 1960
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1975PRAGUE01152
Document Source: CORE
Document Unique ID: 00
Drafter: n/a
Enclosure: n/a
Executive Order: N/A
Errors: N/A
Film Number: D750171-1059
From: PRAGUE
Handling Restrictions: n/a
Image Path:
ISecure: 1
Legacy Key: link1975/newtext/t19750549/aaaabrym.tel
Line Count: 85
Locator: TEXT ON-LINE, ON MICROFILM
Office: ACTION FBOE
Original Classification: UNCLASSIFIED
Original Handling Restrictions: n/a
Original Previous Classification: n/a
Original Previous Handling Restrictions: n/a
Page Count: 2
Previous Channel Indicators: n/a
Previous Classification: n/a
Previous Handling Restrictions: n/a
Reference: 75 STATE 110381
Review Action: RELEASED, APPROVED
Review Authority: CunninFX
Review Comment: n/a
Review Content Flags:
Review Date: 21 JUL 2003
Review Event:
Review Exemptions: n/a
Review History: RELEASED <21 JUL 2003 by BalzMJ>; APPROVED <09 FEB 2004 by CunninFX>
Review Markings:

Margaret P. Grafeld
Declassified/Released
US Department of State
EO Systematic Review
05 JUL 2006

Review Media Identifier:
Review Referrals: n/a
Review Release Date: n/a
Review Release Event: n/a
Review Transfer Date:
Review Withdrawn Fields: n/a
Secure: OPEN
Status: NATIVE
Subject: n/a
TAGS: ABLD, US, CZ
To: STATE
Type: TE
Markings: Margaret P. Grafeld Declassified/Released US Department of State EO Systematic Review 05 JUL 2006